

DRAFT

ITEM #3

P.C. MEETING: 05/22/03

PUBLIC HEARING

COMMUNITY: Countywide
APPLICANT: Land Use Services Department
JCS/INDEX: 00235CQ0
PROPOSAL: Update of the County Housing Element
LOCATION: Countywide
STAFF: Dave Prusch

Mr. Dave Prusch, Planner, presented the staff report, which is on file with the Land Use Services Department, Advance Planning Division. Mr. Prusch stated that previously the Commission heard the item on April 24, 2003, in a workshop. He stated that the item is being brought forward for the Commission's consideration and approval. Mr. Prusch introduced to the Commission Mr. Colin Drukker, and Mr. John Douglas, from the Planning Center.

Mr. Randy Scott, Advance Planning Division Chief, stated for the record, the item being heard today is for the public hearing process, and for the Planning Commission to forward their recommendation to the Board of Supervisors.

Mr. Prusch stated that the Housing Element has been amended to address the concerns that the State Housing and Community Development (HCD) stated in their 2001 comment letter. Staff feels that the final Regional Housing Needs Allocation (RHNA) of 16,211 is more realistic than the 43, 668 units.

A discussion ensued between Commissioner Dowling and Mr. Prusch regarding the streamline process for multi-family projects that are consistent with the existing land use, in relation to an opponent filing an appeal to the Planning Commission.

A discussion ensued between Commission Dowling and Mr. Prusch in relation to the HOME programs breakdown of senior units versus standard rental units. Mr. Prusch discussed senior and non-senior housing; and multi-family units in the city and county, and unincorporated areas. He discussed the County Redevelopment Agency (RDA), and housing set-aside money.

Discussion ensued between Commission Dowling and Mr. Prusch regarding infrastructure, projects in the cities of sphere of influence, and annexation to the cities in relation to the RHNA credit.

Mr. Randy Scott discussed the annexations in relation to RHNA, and incorporated and unincorporated areas.

Discussion ensued between Commission Dowling and Mr. Prusch in relation to the numbers of units that have been built since January 1, 2003, and the obstacles associated with having the units built. Mr. Prusch explained the approval process, CEQA process, and entitlement process.

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Commissioner Brown asked about the units in the County that boarded up, and if the units get taken away since they are not being used.

A discussion ensued between Commissioner Brown and Terri Rahhal, Supervising Planner, regarding boarded up units (uninhabitable), rehabilitation/renovation programs, and housing stock.

A discussion ensued between Commissioner Brown and Mr. Prusch regarding down-zoning issues.

Mr. Randy Scott informed the Commission that staff will be making an analysis, and part of the analysis will be on consideration of the effects on available housing.

Commissioner Brown stated her concerns with Page 3 of the staff report which reads "despite the development friendly environment". She felt this statement might be misconstrued to mean the County just supports developers. Mr. Scott responded that staff's intent was to characterize the overall conditions in the Inland Empire from a regional standpoint in relation to development availability of land for a reasonable price, and population growth in the Inland Empire.

Chairman Laning and Mr. Prusch discussed the timeline for the updates of the Housing Element. Mr. Prusch stated that it is suppose to be a 5-year period. He stated litigation issues delayed staff from bringing the item forward to the Commission.

Chairman Laning asked what was the impact of the Housing Element. He further asked if the underlying theme of the whole Housing Element procedure was to qualify the County for State and Federal grants. Mr. Prusch stated that was correct.

Mr. Scott informed the Commission that the Housing Element is more fundamentally to insure that the General Plan is internally consistent, and the Housing Element is one component of one mandatory element of the General Plan. He further added that the Housing Element satisfies State law in terms of periodic updates. He commented that the other reason for the delay on the cycle of the Element was that the RHNA process was suspended for a period of time in the mid-90's (1996 or 1997), for about three years due to the decline in the overall State economy and the State budget. He added we have a reimbursement procedure under SB90 claims process, and the State had suspended it, and they were not mandated to reimburse the local jurisdictions for processing the RHNA.

Mr. Scott informed the Commission that the initiation from the State for a new Regional Housing Needs Allocation (RHNA) would start the Housing Element Update cycle. He stated the Housing Element Update is initiated by the State based on the new projections.

PUBLIC TESTIMONY

There being no one in the audience to speak on this item, Chairman Laning closed the public testimony.

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DISCUSSION

Commissioner Dowling motioned for the Planning Commission to recommend to the Board of Supervisors to Adopt the proposed Update of the Housing Element; Adopt the Findings as contained in the staff report; Adopt a Negative Declaration; and File a Notice of Determination.

Commissioner Brown seconded the motion.

COMMISSION ACTION

RECOMMEND that the Board of Supervisors:

- A. **ADOPT** the proposed Update of the Housing Element;
- B. **ADOPT** the Findings as contained in the staff report;
- C. **ADOPT** a Negative Declaration;
- D. **FILE** a Notice of Determination.

MOTION: DOWLING SECOND: BROWN

AYES: Brown, Dowling, Laning

NOES: None

ABSENT: Cramer, Kwappenberg

ABSTAIN: None